

AGENDA

**Committee Room, second floor at City Hall, 93 Highland Avenue,
Wednesday, June 12, 2002** Meeting was moved to the High School Auditorium. The change in venue was posted outside of the City Clerk's office, on the door of City Hall, and on every floor of City Hall. A member of the Planning Staff was available to direct people to the High School Auditorium and the meeting commenced fifteen minutes later in order to accommodate all members of the public.

EXECUTIVE SESSION 5:45 P.M.

Assistant Solicitor Candies Pruitt has requested to appear before the Board to discuss the matter of 39-41 Russell Street.

DECISIONS 6:00 P.M.

53 Ash Avenue (Applicant and Owner: Sean T. O'Donovan) The Applicant proposes to construct a new two family dwelling.

Variations are required from minimum lot area (SZO §8.5.a) and minimum frontage (SZO §8.5.j). Residence A (RA) zoning

district. ***Approved with Conditions (5-0)***

259 Powderhouse Boulevard (Applicant and Owner: Demos Mikalakopoulos): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1) in order to construct a rear addition, containing an additional bedroom and bathroom. Additionally, the Applicant is seeking two variances, one for rear yard setback (SZO §8.5.I) and one for side yard setback (SZO §8.5.H). Residence A (RA) zoning district. ***Approved with Conditions (5-0)***

32 Otis Street (Owner and Applicant: Nemesio DaSilva): The Applicant seeks a special permit to alter a previously existing nonconforming structure (SZO §4.4.1), in order to convert an existing one-story, concrete block garage into a third unit on the property. The Applicant is also seeking a variance from minimum lot area per dwelling unit (SZO §8.5.b). Residence B (RB) zoning district. ***Denied (5-0)***

212 Holland Street (Applicant and Owner: Azem Dervisevic): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1) in order to construct a patio for outdoor restaurant seating. Neighborhood Business (NB) zoning district. ***Denied (5-0)***

Minor Revision Decision

Request for a **Minor Revision (SZO §5.3.8)** by the Director of Finance & Administration of the Tage Inn to revise the Special Permit granted by the Zoning Board of Appeals on March 27, 2002 to the Ninety-Nine Restaurant & Pub in order to substitute TALP II LLC for Tage Restaurant Realty LLC as the name of the owner. ***Approved (5-0)***

PUBLIC HEARINGS 6:30 p.m.

9-11 Aldersey Street: The Applicant Gerard Meehan, the Owner G&T Realty Associates, and their Agent, Kenneth Poole, seek a Comprehensive Permit under M.G.L. c.40B Sec. 20-23 in order to develop a thirty (30) unit condominium building. Relief requested: Waivers from dimensional requirements and required parking and a special permit for increased density for affordable housing. ***The Applicant made a presentation to the Board. Alderman Taylor and Alderman Provost were present and spoke in opposition. Alderman Provost spoke on behalf of Alderman White who had spoken in opposition to the project at the Planning Board meeting and stated that he wanted his comments to stand in the record. Dharmena Downey, the OHCD Housing Director spoke in opposition to the project and presented the board with information that the City has more than the required 1.5% of land area in the City devoted to affordable housing. Fourteen people spoke in opposition to the project. The hearing was continued to the June 26th meeting.***

9 Cedar Street (Applicant: Tim Conroy; Owner: Steve Kokinos): The Applicant seeks a Special Permit for the alteration of a preexisting dimensionally non-conforming building (§4.4.1). The proposal calls for the construction of a three-story deck to the rear of the structure. Residence B (RB) zoning district. ***The hearing was continued. Written testimony will be accepted until Monday, June 24, 2002 and the Board will take the matter up again at their meeting on June 26, 2002.***

44 Meacham Road (Owner and Applicant: Jay Carr): The Applicant seeks a special permit to legalize congregate housing for six individuals (§7.11.3.f). The Applicant also seeks a special permit for parking. Residence B (RB) zoning district. The ***Board voted to approve the Applicant's request to withdraw without prejudice (5-0).***

75 Washington Street (Owner: Muntel Berberian; Applicant: G. Berberian): The Applicant seeks a revision to a special permit to operate a cabinet counter making operation in a auto body painting and detailing site (§5.3.8). Residence C (RC) zoning district. ***This matter was continued until the Board's next meeting on June 26, 2002.***

29 Albion Street (Applicant and Owner: Rocco and Iolanda DiRenzo; Agent: Richard DiGirolamo): The Applicant seeks a special permit to expand an existing nonconforming use (SZO §4.5.3) in order to complete the work on a constructed addition in the rear of the three-family dwelling. Residence A (RA) zoning district. ***The Applicant has requested to continue this meeting until the August 14, 2002 meeting. The request to continue was granted, and the Board will take this matter up on August 14, 2002.***

343-349 Summer Street (Applicant: Emerald Development Group; Owner: MBTA; Agent: Terry Morris) The Applicant seeks a special permit (SZO §7.11.1.c) in order to construct a four story, 14 unit residential building with underground parking and the potential of having the two inclusionary units off site and Central Business District (CBD) zoning district. ***The Applicant made a presentation, two neighbors spoke in opposition and the Board continued the matter until their meeting on June 24, 2002.***

Other Business

Revision to Chapter One of the Rules and Regulations of the SPGA in order to allow for Project Review Fees and increased Filing Fees. *The Board voted to approve the revision to the Rules and Regulations with the changes proposed by the Planning Board. (5-0)*